

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Kreunen & Kreunen, LLC

8800 Hunters Run Drive
Olive Branch, Mississippi 38654
Work Phone #: n/a
Home Phone #: 901-262-7792
GRANTOR

TO

WARRANTY
DEED

Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and
Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV

P.O. Box 213
Rossville, Tennessee 38066
Work Phone #: 901-484-1775
Home Phone #: n/a
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Kreunen & Kreunen, LLC, does hereby sell, convey, and warrant unto Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

TRACT I

Part of Lot 10A, Section G, Olive Branch Industrial Park, in Section 26, Township 1 South, Range 6 West as per plat thereof recorded in Plat Book 52, Page 22, in the Office of the Chancery Clerk of DeSoto County, Mississippi and being more particularly described as follows:

Beginning at the northeast corner of said lot 10 A; Thence S-35d43'45"-W along the east lot line of said lot 10 A a distance of 316.34' to a point; Thence N-00d38'02"-E 256.08' to a point on the north line of said lot 10 A; Thence N-89d46'09"-E along the north line of said lot 10 A a distance of 181.90' to the point of beginning containing 23,287.82 square feet or 0.53 acres.

and

TRACT II

Lot 12, Section F, Olive Branch Industrial Park, in Section 26, Township 1 South, Range 6 West as per plat thereof recorded in Plat Book 45, Page 21, in the Office of the Chancery Clerk of DeSoto County, Mississippi LESS and EXCEPT the following 0.18 acre tract situated around the existing water tank and pump house: Beginning at the southwest corner of lot 12 of Olive branch Industrial Park, section "F", said southwest corner being on the north right-of-way line of Ridgeway Industrial Road (66' wide r.o.w.); Thence N-35d43'45"-E along the east line of a 75' wide U.S. T.V.A. Electric Transmission line right-of-way easement as recorded in deed book 220, page 707-709 a distance of 147.16' to a point; Thence S-53d30'51"-E 62.35' to a point; Thence S-35d43'45"-W 102.39' to a point on the north right-of-way line of said Ridgeway Industrial Road; Thence N-89d27'06"-W along said north right-of-way line 76.27' to the point of beginning containing 7,778.63 square feet or 0.18 acres

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 15th day of December, 2010.

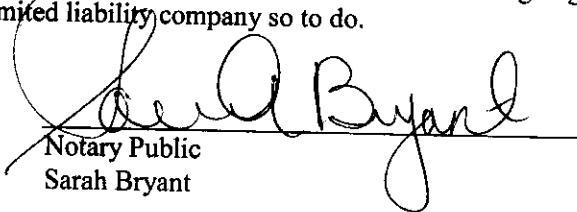
Kreunen & Kreunen, LLC

By: Conrad L. Kreunen
Conrad L. Kreunen, Member

By: Gail Y. Kreunen
Gail Y. Kreunen, Member

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2010, within my jurisdiction, the within named Conrad L. Kreunen and Gail Y. Kreunen, who acknowledged that they are Members of Kreunen & Kreunen, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.


Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2011

FILE NUMBER: 13176

